



**79 Tararidge Place NE
Calgary, Alberta**

MLS # A2136562



\$675,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,678 sq.ft.	Age:	1985 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Cul-De-Sac, Front Yard, Lawn, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to an immaculate two-story split-level home, boasting 1,678 sq. ft. of refined living space and a double attached garage, all nestled on an expansive pie-shaped lot within a peaceful cul-de-sac. This residence features impeccable decor in a modern color scheme, a dramatic vaulted ceiling, a cozy main floor family room, a convenient den, and a dedicated laundry area. Enjoy the warmth of the fireplace, two luxurious bathrooms (including a cheater door off the master suite), and a southwest-facing deck and yard. With RV storage and over 2,500 sq. ft. of fully developed space, including nearly 1,700 sq. ft. on the upper two levels, this home is as functional as it is beautiful. Additional highlights include: *A 12' x 12' shed with matching vinyl siding * fully fenced yard * spacious 6' x 32' deck with a sun-shaded pergola *A 17' x 30' paved parking pad with a 23' rolling chain link gate *charming firepit * raised front entrance *practical mudroom *Hardwood, carpet, and tile flooring throughout*Two bathrooms with heated floors, one featuring a walk-in shower *finished basement *Flat ceilings throughout * well-appointed kitchen* Stonhard Stonshield HRI epoxy garage floor, sloped with Fibergrate FRP grating * man door in the garage *Durable garage door *Updated siding, windows, and roof *Professionally landscaped grounds. This home seamlessly blends comfort, style, and practicality, offering a perfect haven for modern living. Taradale is known for its vibrant and diverse community. It's a melting pot of cultures, with residents from various ethnic backgrounds contributing to its rich cultural tapestry. Taradale is home to several parks and green spaces, providing residents with plenty of opportunities for outdoor activities. The Saddletowne Circle area offers a central community hub with

amenities and recreational facilities. The neighborhood has several schools, including Taradale School and Ted Harrison School, making it a family-friendly area with a focus on education. Taradale is well-connected with public transportation, including the C-Train making commuting to other parts of Calgary convenient for residents. The Taradale Community Association is active in organizing events and activities that bring residents together, fostering a strong sense of community and belonging.